

# PRIME CORNELIUS RETAIL DEVELOPMENT

20151 W. CATAWBA AVE | CORNELIUS, NORTH CAROLINA 28031



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## LEASING INFORMATION

- Phase I: 6,700 SF Retail
- Phase II: 1,300 SF - 6,700 retail / office
- Please Call for Pricing

## PROPERTY HIGHLIGHTS

- Conveniently located 1/4 mile from I-77 with great visibility and access
- Rare opportunity in a thriving market to lease prime retail / restaurant space
- Adjacent to the One Norman Retail Development and The Shops at The Fresh Market which boasts tenants such as The Fresh Market, Homesense, Total Wine, Ulta & more
- Cross access with One Norman provides access to the signal at Catawba Ave & One Norman Blvd
- Rapidly growing trade area with high traffic counts in the flourishing Lake Norman area
- Nearby retail and restaurants include: Fresh Market, Harris Teeter, Publix, Homesense, Total Wine, Ulta, Chick-Fil-A, Andy's Frozen Custard, Mac's Speed Shop, CycleBar, Orange Theory, Handel's Ice Cream, Starbucks, McDonald's, etc.



## DEMOGRAPHICS (2024)

|                         | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| POPULATION              | 7,326     | 45,777    | 86,932    |
| AVERAGE HH INCOME       | \$163,772 | \$181,135 | \$190,309 |
| MEDIAN HH INCOME        | \$115,649 | \$123,772 | \$132,123 |
| BUSINESS ESTABLISHMENTS | 1,042     | 3,685     | 5,384     |
| DAYTIME EMPLOYMENT      | 5,640     | 26,434    | 35,331    |

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GOOD YEAR

jiffy lube

Tropical Caba Smoothie

Bojangles Famous Chicken 'n Biscuits

COOK-OUT

STARBUCKS COFFEE

Chick-fil-A

LAKE NORMAN REALTY, INC.

carolina's telco Federal credit union

ALDI

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**SITE**



W Catawba Ave

27,500 VPD

Knox Rd

## CONTACT

Spencer Brown | 704.644.4582  
sbrown@providencegroup.com

THE FRESH MARKET | HOME SENSE | ULTA BEAUTY  
 Total Wine & MORE | Hollywood Feed


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**TRUIST** 

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**FIVE GUYS**  
BURGERS and FRIES

**ALDI**

**Chick-fil-c**

**Andy's**  
Frozen Custard

**GOODYEAR**

**jiffylube**

**Outback**

**COOK OUT**

**THE FRESH MARKET**

**HOME SENSE**

**ULTA**

**Total Wine & MORE**

**Hollywood Feed**

**CV CLUBBAR**

**HANDEL'S**

**FIFTH THIRD BANK**

**carolinastelco**  
federal credit union

27,500 VPD

**W Catawba Ave**

**Torrence Chapel Rd**

**STARBUCKS COFFEE**

**FIRST CITIZENS BANK**

**Wendy's**

**McDonald's**

**TACO BELL**



**SITE**

91,500 VPD

26,500 VPD

27,500 VPD

84,000 VPD

W Catawba Ave

EXIT 28

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